

Development Standards

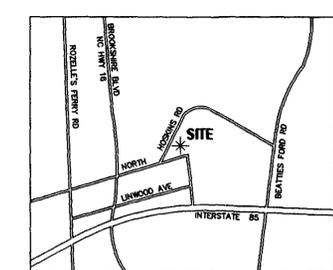
- The development of the site will be controlled by the standards depicted on the site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement, and size of the individual buildings and/or site elements may be altered or modified within the limits prescribed by ordinance.
- All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimensions, buffers, screening, landscaping, etc.
- Outside storage shall be permitted only in the areas shown on the Site Plan, limited to construction materials. Stack heights of stored materials shall not exceed fifteen feet.
- Buffer shall conform to the provisions of the zoning ordinance. Buffer areas shall remain as undisturbed areas except that any necessary clearing and grading needed to plant new buffer material as required shall be allowed.
- Uses shall be limited to those permitted in an I-1 zoning district plus outside storage as described above.
- Outdoor lighting fixtures shall not exceed twenty feet in height, shall be shielded from adjoining residential properties, and shall exclude Wal-Pak lighting.
- New buildings shall be oriented towards North Hoskins Road and shall use brick as the predominate building material facing North Hoskins Road. Except for visitor parking, which may be located at the side of any new building, parking shall be located to the rear of any new building.
- An additional 5 feet of right-of-way on North Hoskins Road will be dedicated and conveyed to the City of Charlotte if there is a change of use, building expansion, an application for a driveway permit or within 60 days of being requested in writing by the City. The dedication of additional right-of-way for North Hoskins Road will cause the existing building to become a permitted non-conforming use. Expansion of that non-conforming use shall also be permitted on the condition that new construction and building additions shall conform to current setback requirements and be located within the Development Limits Boundary shown on the Site Plan.
- Adequate site distance triangles will be reserved at the existing/proposed entrances. All proposed trees will not interfere with sight distance at the entrances.
- If there is any intensification of use of the site, which substantially increases vehicle trips to the site as a result of a building expansion or a change of use, CDOT may require the construction of left-turn lanes during the building/driveway permit process.
- At the location shown on the plan there shall be installed a six-foot solid fence for the purposes of delineating and limiting the open storage area and to provide additional screening.

Development Data

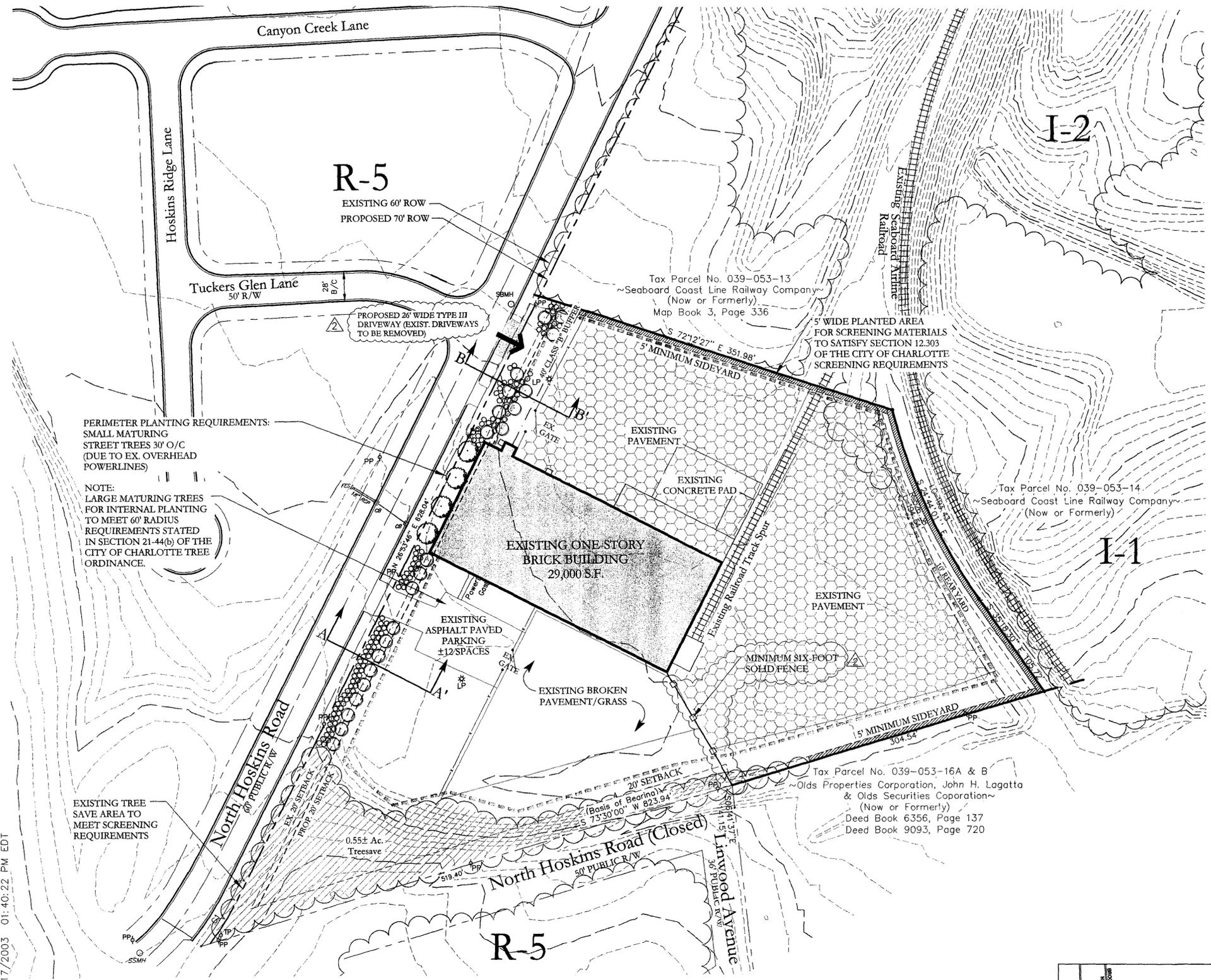
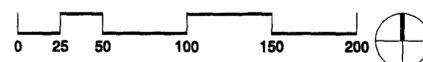
Tax Parcel #	039-053-15
Total Site Area	5.351 AC
Existing Zoning	I-1
Proposed Zoning	I-2 (CD)
Existing Building Area	29,000 SF
Maximum Total Building Area	60,000 SF
Min. Setback	20'
Min. Sideyard	0'/5'
Min. Rear Yard	10'

Legend

- Development Limits Boundary [Symbol]
- Proposed Access Point [Symbol]
- Existing Topography [Symbol]
- Outside Storage Limits [Symbol]
- 5' Wide Planted Area [Symbol]
- Tree Save Area [Symbol]
- Existing R/W [Symbol]
- Proposed R/W [Symbol]
- Existing Setback [Symbol]
- Proposed Setback [Symbol]
- Proposed 40' Class "B" Buffer [Symbol]
- Proposed Fence [Symbol]



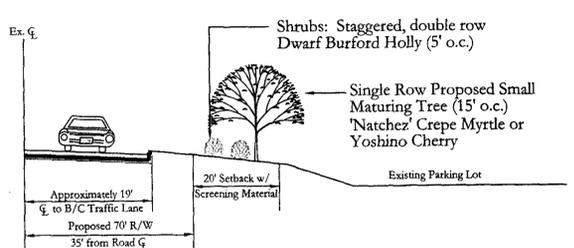
Vicinity Map
Not To Scale



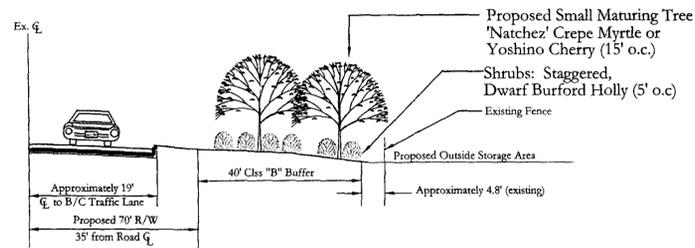
PERIMETER PLANTING REQUIREMENTS:
SMALL MATURING STREET TREES 30' O/C (DUE TO EX. OVERHEAD POWERLINES)

NOTE:
LARGE MATURING TREES FOR INTERNAL PLANTING TO MEET 60' RADIUS REQUIREMENTS STATED IN SECTION 21-44(b) OF THE CITY OF CHARLOTTE TREE ORDINANCE.

EXISTING TREE SAVE AREA TO MEET SCREENING REQUIREMENTS



Cross-section A-A': North Hoskins Road, West of building
NOT TO SCALE



Cross-section B-B': North Hoskins Road, East of building
NOT TO SCALE

Turnbull Sigmon Design
1001 Morehead Square Dr.
Suite 530
Charlotte, NC 28203
Phone: 704.529.6500
Fax: 704.522.0882

LAND DEVELOPMENT DESIGN SERVICES



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2003

THE MANIS FAMILY LIMITED PARTNERSHIP

2 RIVERSIDE INDUSTRIAL PARK
ROME, GEORGIA 30161

Sucia Incorporated

CHARLOTTE, NORTH CAROLINA

REZONING Technical Data Sheet
For Public Hearing

Petition # 2004-001
PROJECT NUMBER: 03-130
DRAWN BY: EEB
DESIGNED BY: SRT
ISSUE DATE: 9/19/03

APPROVED BY CITY COUNCIL
DATE: 3/15/04

NUMBER	DIRECTION	RADIUS	LENGTH	CHORD
C1	N 33°28'32" E	229.27	52.17	52.06

2 2/19/04 EEB Revised per CMPC comments
1 1/20/04 EEB Revised per CMPC comments
NO. DATE: BY: REVISIONS: